

ORDINANCE NO. 1430

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE SITE PLAN FOR THE PLANNED DEVELOPMENT DISTRICT KNOWN AS FIRST CROSSING CREATED BY ORDINANCE NO. 1213 AND ORDINANCE NO. 1255.

WHEREAS, by adoption of Ordinance No. 1213 and Ordinance No. 1255 the City Council approved a PD (Planned Development) district and final development plan for 65 acres of land located at the intersection of State Highway 6 and U.S. Highway 90A; and

WHEREAS, the owner is requesting an amendment to the site plan of the final development plan (attached to the final development plan as Exhibit B-1) to reduce the building envelope for Parcel A as shown on the site plan from 225,000 to 219,000 square feet and to increase the building envelope as shown on the site plan for Parcel C from 5,400 to 11,400 square feet; and

WHEREAS, the Planning and Zoning Commission recommends approval of the revised site plan for the PD district; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the final development plan for the 65 acres of land designated as a planned development district by Ordinance 1213 and Ordinance 1255 is amended by adopting a new site plan, dated November 3, 2003, attached to this ordinance as Exhibit B-1 for the final development plan.

Section 2. That the site plan dated September 14, 2000 of the final development plan adopted by Ordinance No. 1255 is repealed.

APPROVED on first consideration on

February 17, 2004

ADOPTED upon second consideration on

March 02, 2004

[Signature]
David G. Wallace, Mayor

ATTEST:

[Signature]
Glenda Gundermann, City Secretary

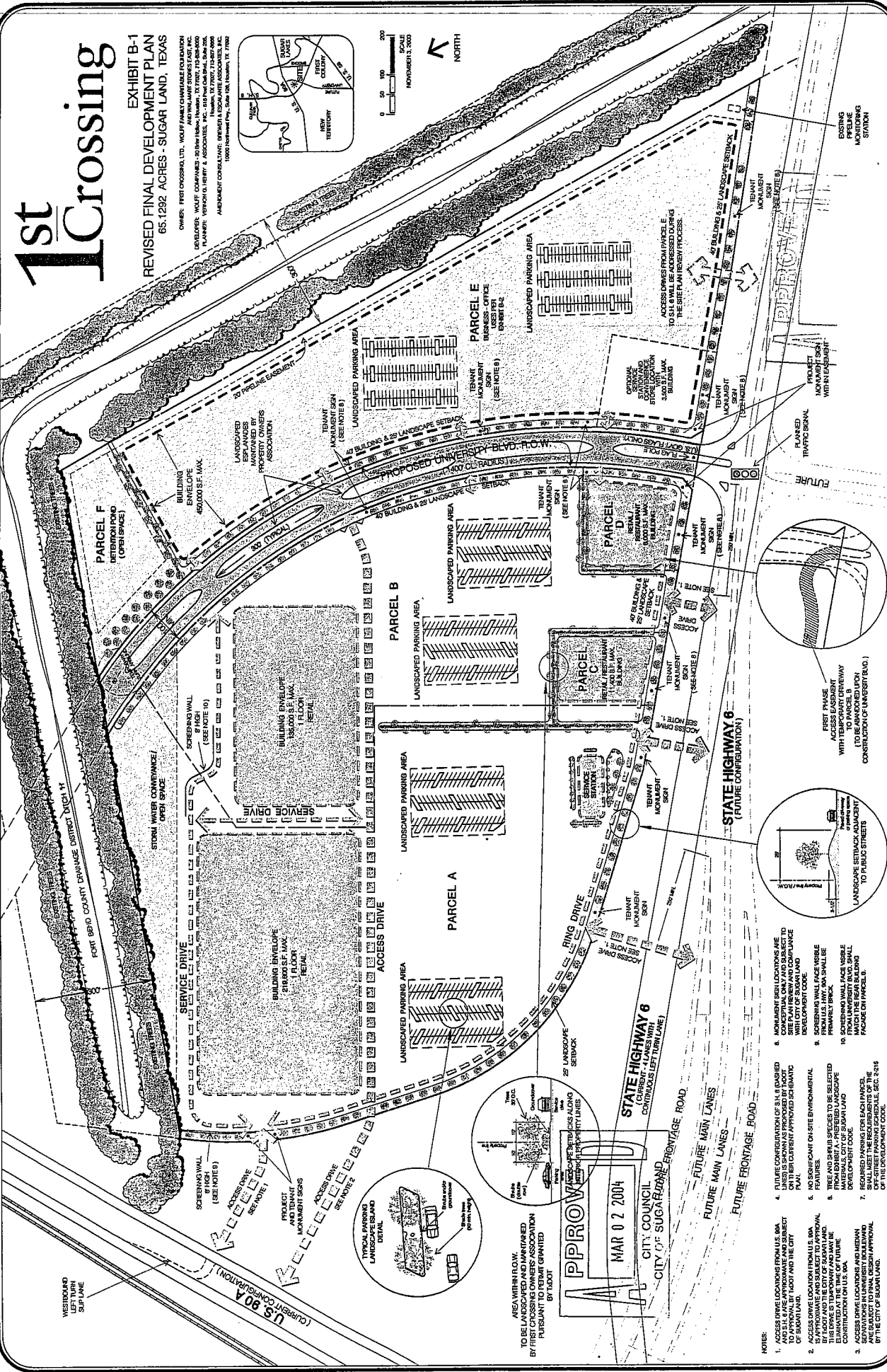
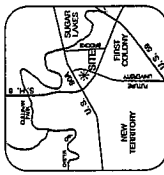
LEGAL DEPARTMENT APPROVAL:

Attachment: Exhibit B-1 - Site Plan Dated November 3, 2003

1st Crossing

EXHIBIT B-1
REVISED FINAL DEVELOPMENT PLAN
65.1292 ACRES - SUGAR LAND, TEXAS

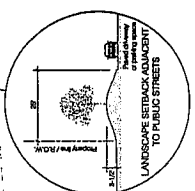
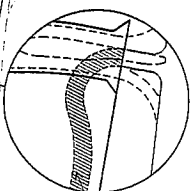
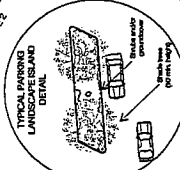
OWNER: FIRST CROSSING LTD., 10515 FARM TO MARKET ROAD, SUITE 100, SUGAR LAND, TEXAS 77478
DEVELOPER: WALSH COMPANY, 2001 West Loop South, Suite 100, Houston, TX 77027
PLANNING: VENTURA PARTNERS & ASSOCIATES, 11000 West Loop South, Suite 100, Houston, TX 77027
ARCHITECT: BREWER & SCOTT ASSOCIATES, 11000 West Loop South, Suite 100, Houston, TX 77027



- NOTES:
1. ACCESS DRIVE LOCATIONS FROM U.S. 80A AND S.H. 6 ARE APPROXIMATE AND SUBJECT TO THE CITY OF SUGAR LAND'S FINAL DEVELOPMENT PLAN.
 2. ACCESS DRIVE LOCATIONS FROM U.S. 80A AND S.H. 6 ARE APPROXIMATE AND SUBJECT TO THE CITY OF SUGAR LAND'S FINAL DEVELOPMENT PLAN.
 3. ACCESS DRIVE LOCATIONS FROM U.S. 80A AND S.H. 6 ARE APPROXIMATE AND SUBJECT TO THE CITY OF SUGAR LAND'S FINAL DEVELOPMENT PLAN.
 4. FUTURE DRIVE LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO THE CITY OF SUGAR LAND'S FINAL DEVELOPMENT PLAN.
 5. NO SIGNIFICANT ON-SITE ENVIRONMENTAL FEATURES.
 6. TREE AND SHRUB SPECIES TO BE SELECTED FROM THE CITY OF SUGAR LAND'S MATERIALS LIST.
 7. REQUIRED PARKING FOR EACH PARCEL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SUGAR LAND'S OFF-STREET PARKING SCHEDULES, SEC. 2.316 OF THE DEVELOPMENT CODE.
 8. MONUMENT SIGN LOCATIONS ARE CONCEPTUAL ONLY AND SUBJECT TO THE CITY OF SUGAR LAND'S FINAL DEVELOPMENT PLAN.
 9. SCREENING WALL FACE VISIBLE FROM UNIVERSITY BLVD. SHALL BE PRIMARILY TRUCK.
 10. SCREENING WALL FACE VISIBLE FROM UNIVERSITY BLVD. SHALL BE PRIMARILY TRUCK.

APPROVED
MAR 02 2004
CITY COUNCIL
CITY OF SUGAR LAND

AREA WITHIN R.O.W.
TO BE LANDSCAPED AND MAINTAINED
BY FIRST CROSSING OWNERS ASSOCIATION
PULSANT BY MAINT



First
Crossing

PD

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE OF ZONING FOR 22.4 ACRES OF LAND LOCATED NEAR THE INTERSECTION OF STATE HIGHWAY 6 AND U.S. HIGHWAY 90A FROM ZONING DISTRICT CLASSIFICATION B-0 (BUSINESS OFFICE) TO ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT); ADDING THE 22.4 ACRES TO THE PD DISTRICT CREATED BY ORDINANCE NO. 1213; AND APPROVING A NEW DEVELOPMENT PLAN FOR THE ENLARGED PD DISTRICT.

WHEREAS, by Ordinance No. 1213, the city council of the City of Sugar Land approved a PD (Planned Development) district and final development plan for 42.8 acres of land located at the intersection of State Highway 6 and U.S. Highway 90A; and

WHEREAS, Vernon G. Henry and Associates, Inc. on behalf of Davis S. Wolff and Wolff Family Charitable Foundation, has applied for a change in zoning from B-0 (Business Office) district classification to PD (Planned Development) district classification for an additional 22.4 acres of land to be included in the PD district approved in Ordinance No. 1213, resulting in a new PD district containing 65 acres of land; and

WHEREAS, the applicant has submitted a revised final development plan to apply to the entire 65 acres of land contained in the enlarged PD district; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change and the revised final development plan for the enlarged PD district; and

WHEREAS, the City Council finds that the zoning change and the revised final development plan for the enlarged PD district complies with the City's comprehensive plan; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the zoning district classification of the 22.4 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classification B-O (Business Office) to zoning district classification PD (Planned Development) under the comprehensive zoning ordinance of the City of Sugar Land, Texas, which land is added to the 42.8 acres of land designated as a PD district created by Ordinance No. 1213, to create a new PD district of 65 acres, as described in Exhibit A-1, attached to and incorporated into this ordinance by reference.

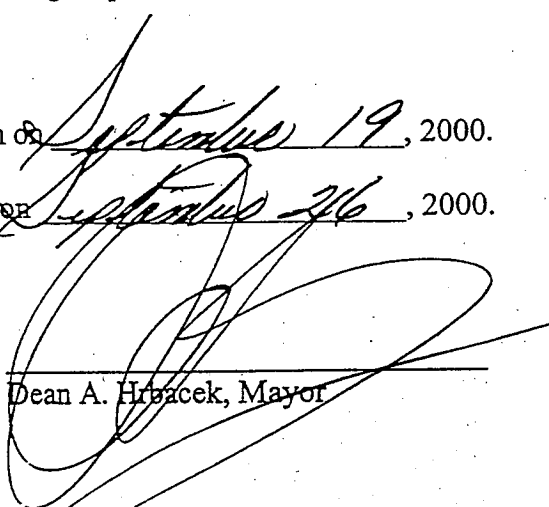
Section 2. That Section 2 of Ordinance No. 1213, approving a final development plan for the 42.8 acres of land designated therein as a PD district is repealed.

Section 3. That in accordance with Section 2-174 of the Development Code, a new final development plan, attached as Exhibit B and incorporated into this ordinance by reference, is approved for the entire 65 acres of land designated as a PD district by Ordinance No. 1213 and this ordinance.

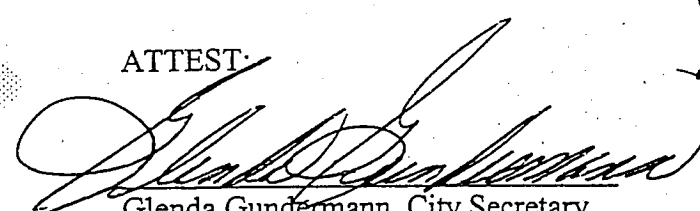
Section 4. That the City's official zoning map is amended to show the change in zoning district classification made herein.

APPROVED upon first consideration on September 19, 2000.

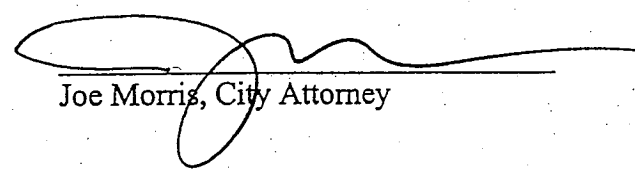
ADOPTED on second consideration on September 26, 2000.


Dean A. Hrbacek, Mayor

ATTEST:


Glenda Gundermann, City Secretary

APPROVED:


Joe Morris, City Attorney

Attachments: Exhibit A - Metes and bounds for 22.4 acres of land (2 pages)
Exhibit A1 - Metes and bounds for 65 acres of land (2 pages)
Exhibit B1 - Site Plan
Exhibit B - Final Development Plan (5 pages) which includes:
Exhibit B2 - Permitted Uses (2 pages)

Wolff Companies
22.2316 Acres

Alexander Hodge League
Abstract No. 32

STATE OF TEXAS §

COUNTY OF FORT BEND §

A **METES AND BOUNDS** description of a certain 22.2316 acre (968,409 square feet, square footage based on the mathematical closure of the courses and distances described herein) tract of land located in the Alexander Hodge League, Abstract No. 32, Fort Bend County, Texas; Being a portion of a called 65.1292 acre tract conveyed to David S. Wolff Foundation, a Texas Non-Profit Corporation succeeded by The Wolff Family Charitable Foundation, a non-profit corporation as described under Clerk's File No. 9848662 of the Fort Bend County Official Public Records of Real Property; Said 22.2316 acre tract being more particularly described as follows with all bearings being based on South 01°52'25" East, along the east line of said 65.1292 acre tract;

COMMENCING at a concrete monument found marking the northeast corner of said 65.1292 acre tract and the southwest interior corner of a called 109.886 acre tract conveyed to SugarLand Industries, Inc., by Deed of Exchange as described under Volume 561, Page 877 of the Fort Bend County Deed Records;

THENCE, South 01°52'25" East, 126.39 feet along the east line of said 65.1292 acre tract, the interior west line of said 109.886 acre tract to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 01°52'25" East, 1885.49 feet along the east line of said 65.1292 acre tract and the west line of a called 96.397 acre tract conveyed to Sugarland Properties, Inc. by Deed as recorded in Volume 607, Page 101 of the Fort Bend County Deed Records to a 1-inch galvanized iron pipe found marking the northeasterly right-of-way of said State Highway 6 (width varies);

Thence, North 54°18'36" West, 505.06 feet along the northeasterly right-of-way of said State Highway 6 to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 52°43'29" West, 393.56 feet continuing along the northeasterly right-of-way of said State Highway 6 to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") marking the most southerly cut-back corner of proposed University Boulevard (width varies);

THENCE, North 04°29'06" West, 37.53 feet along said cut-back to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") beginning a non-tangent curve to the left from which the radius point bears North 53°09'48" West, 900.00 feet;

THENCE, in a northerly direction, along the east right-of-way of said proposed University Boulevard with the arc of said curve to the left having a radius of 900.00 feet, a central angle of 42°12'01", an arc length of 662.88 feet and a chord bearing North 15°44'12" East, 648.00 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 05°21'49" West, 800.23 feet continuing along the east right-of-way of said proposed University Boulevard to a PK nail set in a Willow tree root;

Wolff Companies
22.2316 Acres

Alexander Hodge League
Abstract No. 32

THENCE, South 79°18'49" East, 573.66 feet to the **POINT OF BEGINNING,**
CONTAINING 22.2316 acres of land in Fort Bend County, Texas.

February 7, 2000
SURV\RLHM&B\222316.doc

Wolff Companies
Alexander Hodge League
65.1292 Acres
Abstract No. 32

STATE OF TEXAS §

COUNTY OF FORT BEND §

A METES AND BOUNDS description of a certain 65.1292 acre (2,837,028 square feet, square footage based on the mathematical closure of the courses and distances described herein) tract of land located in the Alexander Hodge League, Abstract No. 32, Fort Bend County, Texas; Being all of a called 65.110 acre tract conveyed to the State of Texas, State Department of Highway & Public Transportation as described under Volume 2329, Page 50 of the Fort Bend County Deed Records; Said 65.1292 acre tract being more particularly described as follows with all bearings being based on South $01^{\circ}52'25''$ East, along the east line of said 65.110 acre tract;

BEGINNING at a concrete monument (Texas State Plane Grid Coordinates- $X=923843.7300$ meters, $Y=4200129.2400$ meters, NAD 83) found marking the northeast corner of said 65.110 acre tract and the southwest interior corner of a called 109.886 acre tract conveyed to Sugarland Industries, Inc., by Deed of Exchange as described under Volume 561, Page 877 of the Fort Bend County Deed Records;

THENCE, South $01^{\circ}52'25''$ East, along the east line of said 65.110 acre tract, passing at a distance of 346.70 feet the northwest corner of a called 96.397 acre tract conveyed to Sugarland Properties, Inc., by Deed as described under Volume 607, Page, 101 of the Fort Bend County Deed Records, continuing for a total distance of 2011.87 feet to a found 1-inch galvanized iron pipe marking the southeast corner of aforementioned 65.110 acre tract and the northeast corner of a called 15.605 acre tract conveyed to the State of Texas by Deed as described under Volume 1821, Page 978 of the Fort Bend County Deed Records;

THENCE, along the westerly line of said 65.110 acre tract and the easterly line of said 15.605 acre tract the following six (6) courses and distances:

1. North $54^{\circ}18'36''$ West, 505.06 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;
2. North $52^{\circ}43'29''$ West, 1256.07 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;
3. North $45^{\circ}49'14''$ West, 417.99 feet to a set 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner, beginning a non-tangent curve to the right, from which the radius point bears North $44^{\circ}05'49''$ East, 620.83 feet;

4. In a northwesterly direction, along the arc of said non-tangent curve to the right, having a radius of 620.83 feet, a central angle of $55^{\circ}13'21''$, an arc length of 598.36 feet, and a long chord bearing North $18^{\circ}17'31''$ West, 575.47 feet to a 5/8-inch iron rod (with cap stamped "Cotton Surveying") for corner;
5. North $09^{\circ}20'31''$ East, 229.10 feet to a set 5/8-inch iron rod With cap stamped "Cotton Surveying") for corner, beginning a non-tangent curve to the right, from which the radius point bears South $80^{\circ}37'13''$ East, 954.09 feet;
6. In a northeast direction, along the arc of said non-tangent curve to the right, having a radius of 954.09 feet, a central angle of $25^{\circ}40'47''$, an arc length of 427.62 feet, and a long chord bearing North $22^{\circ}13'11''$ East, 424.05 feet to a found 1-inch galvanized iron pipe in the south line of aforementioned 109.886 acre tract, from which a found 1-inch galvanized iron pipe bears North $72^{\circ}53'09''$ West, 210.15 feet;

THENCE, South $72^{\circ}53'09''$ East, 1702.13 feet along the south of said 109.886 acre tract to the **POINT OF BEGINNING, CONTAINING** 65.1292 acres of land in Fort Bend County, Texas. as shown on Drawing No. 3667 in the offices of Cotton Surveying Co., Houston, Texas.

EXHIBIT B
REVISED FINAL DEVELOPMENT PLAN
FOR FIRST CROSSING
September 22, 2000

A. General Provision, Definitions and Exhibits

1. In accordance with Section 2-176, the PD must be constructed, developed, and maintained in accordance with this final development plan. If any regulations governing the development of the City's primary zoning districts are omitted from this final development plan, all the regulations applicable to a B-O (Business Office) zoning district as contained in the Development Code that are not in conflict with the regulations contained herein apply to the PD.

2. Except as otherwise provided for in this final development plan, the words used in this plan have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of the lot that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable material.

PD means the planned development district created by this ordinance and Ordinance No. 1213.

3. Exhibits. The following exhibits are attached to and are a part of the final development plan for the PD:

Exhibit B-1: Site Plan

Exhibit B-2: List of Permitted Uses

B. Land Uses.

1. Permitted land uses for Parcels A, B, C, and D are listed in Section A of Exhibit B-2. All other land uses are prohibited in these parcels.
2. Permitted land uses for Parcel E are listed in Section B of Exhibit B-2. All other land uses are prohibited in Parcel E. Land uses for Parcel E are subject to the following conditions:
 - (a) Those uses designated as conditional uses in Section B of Exhibit B-2, specifically including restaurants and a gasoline service station, shall be permitted only upon the approval of a conditional use permit.

- (b) The maximum number of freestanding restaurants (SIC 5812) shall total no more than two and occupy no more than four acres if a conditional use permit is granted for a gasoline service station.
 - (c) If a gasoline service station is not located on Parcel E, the maximum number of freestanding restaurants (SIC 5812) shall total no more than three and occupy no more than 5.5 acres.
 - (e) Restaurants with drive-through lanes are prohibited.
- 3. Land uses for Parcel F are restricted to storm water conveyance, detention and open space.
 - 4. Gasoline Service stations (SIC 5541) shall be located only where indicated on Exhibit B-1 (Site Plan) and each location shall have no more than eight fueling dispensers and no more than two fueling stations per dispenser.

C. Development Regulations

- 1. Maximum height of structure:
 - (a) For Parcels A, B, C, and D: 3 stories, but not over 45 feet, exclusive of parapet walls
 - (b) For Parcel E: As required by the B-O (Business Office) zoning district, and in accordance with any applicable Municipal Airport Zoning Regulations.
- 2. Minimum yards:
 - (a) Front and street side yards: 40 feet
 - (b) Side and rear yards: 10 feet
- 3. Minimum parking lot setbacks:
 - (a) 25 feet from front and street side lot lines.
 - (b) 10 feet from side and rear lot lines, except that a setback is not required from the interior lot line between Parcel A and Parcel B and the interior lot line between Parcel A and C.
- 4. Minimum open space: 10% for Parcels A, B, C and D
15% for Parcel E.

5. Outside use: seasonal merchandise may be temporarily displayed or stored outside the building on the same premises if the merchandise:
 - (a) Is not located on public property or within a required parking space or yard;
 - (b) Is not located within 60 feet of a public street;
 - (c) Is not displayed or stored outside for more than 30 consecutive days or for more than 90 days within one calendar year;
 - (d) Is owned by the owner or lessee of the building; and
 - (e) Does not occupy a contiguous area in an excess of 10% of the ground floor area of the building or tenant space of the business displaying or storing the merchandise. The 10% restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.
6. All parking lots, driveways, and vehicle use areas shall be constructed of concrete.
7. The minimum distance between driveways accessing public streets shall conform to the City of Sugar Land Design Standards.
8. The construction of University Boulevard, as designated on the site plan, must be completed before a certificate of occupancy will be issued for any building constructed on Parcels B, D, or E. A temporary turnaround at the northern terminus of University Boulevard is required.
9. Pedestrian circulation planning will be required and provided at the time of site plan review for any individual parcel.

D. Building Regulations

1. All façades of an individual building and the façades of all other buildings within the PD shall be of complimentary architectural design, color, and materials.
2. For Parcel A, building materials of any exterior wall for any building, other than a building used for gasoline sales and services, shall be predominantly masonry (including but not limited to brick, textured concrete, split-face concrete block, stone and stucco) and glass. The exterior wall of any building used for gasoline sales and services shall be at least 70% brick, Quik Brik™, or a product that has substantially the same appearance as brick or Quik Brik™ as viewed from outside the building.
3. For Parcel B, the building materials of any exterior wall of any building that is visible from a public street shall be at least 70% brick, Quik Brik™, or a product that has

substantially the same appearance as brick or Quik Brik™ as viewed from outside the building. Accent materials on the exterior walls shall be integrally colored, split or smooth-faced concrete masonry units, or stucco (E.I.F.S.), or a combination thereof. Textured or painted concrete or smooth-faced masonry units may be used only on the exterior wall of a buildings if the exterior wall is not visible from a public street.

4. For Parcels C and D, building materials of all exterior walls shall be at least 70% brick or glass. Textured and/or painted concrete or smooth-face concrete masonry units are prohibited on exterior walls.
5. For Parcel E, building materials of all exterior walls shall be at least 70% brick, stone, stucco, architecturally finished precast concrete panels, or glass. Textured or painted concrete or smooth-face concrete masonry units are prohibited on exterior walls. Any freestanding restaurants constructed within Parcel E shall have exterior walls that are at least 70% brick or glass.
6. Architectural metals will be limited to use in canopies, parapet walls, roof systems, and miscellaneous trim work.

E. Sign Regulations. All signs in the PD shall comply with the regulations imposed by Chapter 4 of the Development Code, except as follows:

1. State Highway Six - Freestanding Signs. The two freestanding signs located along State Highway 6 and on each side of University Boulevard (identified as "Project Monument" signs on Exhibit B-1) may have a maximum effective area of 100 square feet and a maximum height of 7 feet above finished grade. The signs may be placed on a finished grade (berm, etc.) that is not higher than 3.5 feet above natural grade.
2. U. S. Highway 90 A - Freestanding Signs. The two freestanding signs located along U. S. Highway 90A, as shown on Exhibit B-1 (and identified thereon as Project and Tenant Monument Signs), may have a maximum effective area of 100 square feet and a maximum height of 7 feet above finished grade. The signs may be placed on a finished grade (berm, etc.) that is not higher than 3.5 feet above natural grade. No other freestanding signs shall be allowed within the PD along U. S. Highway 90A.
3. Signs prohibiting overnight parking within the PD shall be incorporated into at least one of the freestanding signs located U. S. Highway 90A and at least one of the freestanding signs located along State Highway 6 at University Boulevard.
4. A wall sign may not be located on the rear façade of any building.

F. Landscape Regulations. The PD shall comply with the landscaping regulations imposed by Chapter 3 of the Development Code, except as follows:

1. The PD shall contain a 25 foot wide landscaped area and berm along the entire perimeter of the PD that fronts upon any existing or proposed public street, as shown on Exhibit B-1 (Site Plan). Along and within this landscaped area, at least one tree shall be provided approximately every 30 feet of landscaped area. The landscape area shall not include existing pipeline easements. The 25 foot wide landscaped area may be tapered to 10 feet wide east of the easternmost access drive from Parcel A to U.S. Highway 90A in order to accommodate the turning radii for tractor trailer trucks.
2. The PD shall contain a 10 foot wide landscaped area parallel to and on each side of all interior parcel lines, as shown on Exhibit B-1 (Site Plan), subject to the following:
 - (a) Along the common interior property line between Parcels A and B and between Parcels A and C, the 20 foot wide landscape area may be offset up to 100 feet from the property line and is required only between the access drive and ring road as shown on Exhibit B-1.
 - (b) Should Parcel E be subdivided into more than one tract, each parcel shall be subject to the 10 foot wide landscape area requirement on each side of an interior property line.
3. Parking lots shall contain one landscaped island containing not less than one tree for every eight parking spaces, or one double sized landscaped island with not less than two trees for every sixteen parking spaces. Each landscaped island shall not be less than 162 square feet as shown on Exhibit B-1. Landscape islands shall be spaced so that there is at least one tree within 100 feet of every parking space.
4. All trees shall be at least 10 feet tall when planted, measured from the finished grade.
5. At least one tree shall be planted for each 50 linear feet of the exterior wall of any building that faces U. S. Highway 90 A and one tree for each 50 linear feet of the exterior wall that faces State Highway 6. The required trees shall be planted in the area between those exterior walls and the adjacent access drives or parking areas, but may be grouped or spaced at intervals within that area.

G. Off-Street Parking and Loading Regulations.

1. The PD shall comply with the off-street parking and loading regulations of Chapter 2 of the Development Code, except that Parcels A and B will have a two-way service drive and a maximum of five loading spaces each.
2. Overnight parking of recreational vehicles and campers is prohibited within the PD.
3. Overnight parking of trucks with more than two axles and trailers is prohibited within the PD except within service and loading bays.

EXHIBIT B-2 PERMITTED USES

A. PARCELS A, B, C, AND D

<u>USE</u>	<u>SIC CODE</u>
Agricultural Production – crops	0110-0190
General livestock, except dairy and poultry	219
U.S. Postal Service	43
Passenger transportation	4724-4729
Communications	48
Electric, gas, and sanitary services	49
(Conditional Use Permit required)	
Building materials and garden supplies	5211, 5231, 5251
General merchandise stores	53
Food stores	54
Auto and home supply stores	5531
Gasoline service stations	5541
Apparel and accessory stores	56
Furniture and home furnishings stores	57
Eating places	5812
Miscellaneous retail	59
Finance, insurance and real estate	60-65, 67
Hotels and motels	7011
Personal services	72 (x7216)
Business services	73
Miscellaneous repair services	76
Motion picture theaters, except drive-in	7832
Video tape rental	7841
Amusement and recreation services	79 (x7996)
Health services	80
Legal services	81
Educational services	82 (x8211)
Social services	83
Museums, botanical gardens	84
Membership organizations	86
Engineering and management services	87
Public administration	89-96
Parks/Recreational facilities, public or private	99

The following uses will be permitted only as accessory uses on Parcels A and B:

Retail nursery and garden center	5261
General, automotive repair shop	7538-7539
Automotive services, ex. repair	7549

B. PARCEL E

(Note: "C" indicates a Conditional Use Permit is required.)

USE

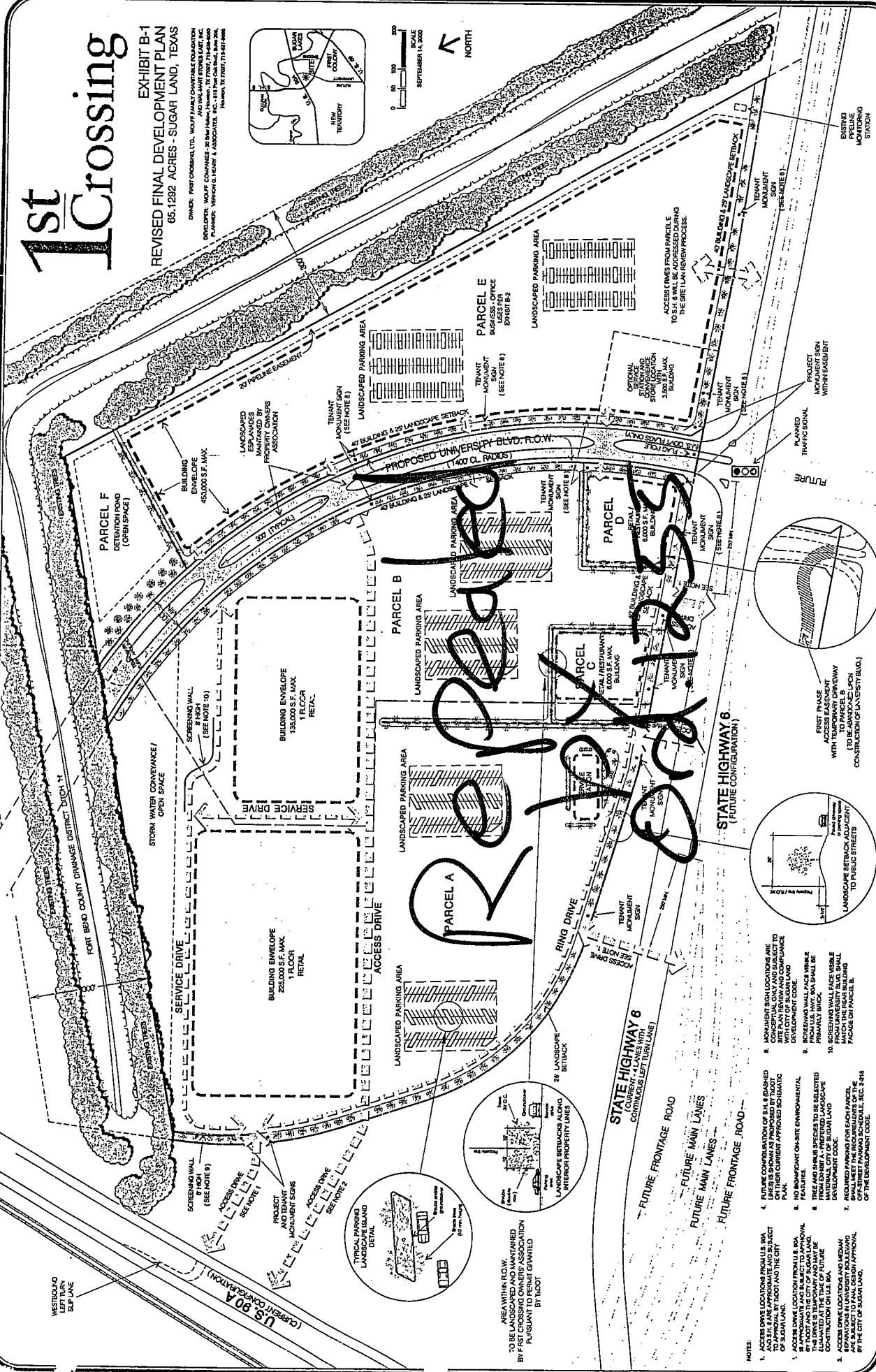
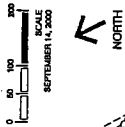
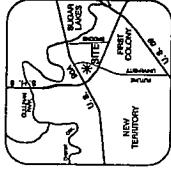
SIC CODE

Agricultural Production – crops	0110-0190
General livestock, except dairy and poultry (C)	219
U.S. Postal Service	4311
Passenger transportation (C)	4724-4729
Telegraph and other message communications (C)	4822
Radio and television broadcasting (C)	4832-4833
Cable and other pay television services (C)	4841
Electric services (C)	4911
Gasoline service station with convenience store (See Exhibit B limitations)	5541
Eating places (C, see also Exhibit B, Section B.2 for limitations)	5812
Finance, insurance and real estate	60-65, 67
Hotels and motels (C)	7011
Funeral service and crematories (C)	7261
Misc. personal services (C)	7291-7299
Advertising agencies	7311
Outdoor advertising services (C)	7312
Radio, television & publisher's representatives	7313
Advertising, NEC	7319
Credit reporting and collection	7322-7323
Mailing, reproduction, stenographic (C)	7331-7338
Services to buildings (C)	7342-7349
Personal supply services (C)	7361-7363
Computer and data processing services	7371-7379
Miscellaneous business services (C)	7381-7389
Producers, orchestras, entertainers	7922-7929
Membership sports and recreation clubs	7997
Amusement and recreation services (C)	7999
Health services	80
Nursing and personal care facility (C)	8051-8059
Hospitals (C)	8062-8069
Legal services	81
Educational services	82 (x8211)
Individual and family services	8322
Job training and related services (C)	8331
Child day care services (C)	8351
Museums, botanical gardens	84
Membership organizations	86
Engineering and management services	87
Public administration	89-96 (x9223)
Parks/Recreational facilities, public or private	99

1st Crossing

EXHIBIT B-1
REVISED FINAL DEVELOPMENT PLAN
66.1292 ACRES - SUGAR LAND, TEXAS

OWNER: FIRST CROSSING LTD., 10011 FANNY CHARITABLE FOUNDATION
DEVELOPER: MOUNTAIN VIEW DEVELOPMENT, INC.
MANAGER: MOUNTAIN VIEW DEVELOPMENT, INC., 4111 West Oak Ridge, Suite 200,
Houston, TX 77057, 713-877-9999



- NOTES:
1. ACCESS DRIVE LOCATIONS FROM U.S. 90A AND S.H. 11 ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY AND THE CITY OF SUGAR LAND.
 2. ACCESS DRIVE LOCATIONS FROM U.S. 90A AND S.H. 11 ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY AND THE CITY OF SUGAR LAND.
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